



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JANUARY 11, 2005

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR CHARLES D. WESTON
VICE-CHAIR RALPH LYLE
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER
VACANCY

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

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**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: December 14, 2004

OLD BUSINESS:

1. **ZONING AMENDMENT, ZAA-04-01: TILTON-GLENROCK:** Review of applicant requested changes to the precise development plan for the Capriano Subdivision on the south side of Tilton Avenue. Staff and the applicant are requesting direction from the Planning Commission on whether proposed changes to the RPD are consistent with prior conditions of approval.

Recommendation: Discussion.

NEW BUSINESS:

2. **APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM, PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**
 - a) **MICRO MEASURE C, MMC-04-05: DEL MONTE-GIAVONNI:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a six unit single family residential project on a 1.07 acre parcel on the east side of the northerly extension of Del Monte Avenue, north of Christine Lynn Drive. (APN 764-12-025)
 - b) **MICRO MEASURE C, MMC-04-06: SAN PEDRO-AHMADI:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a three unit single family residential project on 8,232 square foot lot at the southeast corner of Cory Lane and San Pedro Avenue. (APN 817 -59-052)
 - c) **MICRO MEASURE C, MMC-04-07: GINGER-CUSTOM ONE:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a six unit single family residential project on 1.43 acre parcel on the south side of an extension to Ginger Way, west of Taylor Avenue. (APN 726-36-057)

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- d) **MICRO MEASURE C, MMC-04-09: TAYLOR-MURRAY:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is five unit single family residential project on a .975 acre parcel on the south side of Peebles Avenue and west side of a southerly extension of Rose Lane. (APN 726-36-014, and a portion of 726-36-020)
- e) **MICRO MEASURE C, MMC-04-10: E. DUNNE-KRUSE:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a 4-lot single family residential development on a 39.69 acre parcel north of the East Dunne Avenue and Thomas Grade intersection. (APN 728-01-002)
- f) **MEASURE C, MC-04-15: CHURCH-ALCINI:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is 14 units single family residential development on a 1.66 acre parcel at the northeast corner of Church Street and Bisceglia Avenue. (APN 817-01-061, 062)
- g) **MEASURE C, MC-04-16: E. FIRST-SHERMAN HOUSE ASSOCIATES:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a vertical mixed used development consisting of 10 apartment units and 8 office units on a .56 acre parcel on the south of East First Street and North side of East Second Street, east of Monterey Road. (APN 726-14-025, 026 & 031)
- h) **MEASURE C, MC-04-17: SAN PEDRO-ALCINI:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a 12 unit single family residential on a 1.65 acre parcel at the northwest corner of the intersection of San Pedro Avenue and Church Street. (APN 817-01-001)
- i) **MEASURE C, MC-04-20: DEPOT-THE GRANARY:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is a vertical mixed used development consisting of 11 apartment ground floor retail space on a .68 acre parcel at the southeast corner of East Main Avenue and Depot Street. (APN 726-14-060)
- j) **MEASURE C, MC-04-27: WRIGHT-DIVIDEND HOMES:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007. The project is 15 lot single family residential development on a 2.64 acre parcel on the east side of Oak Grove Drive, north of Wright Avenue. (APN 764-32-017 and 018)

Recommendation: Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

- k) **MEASURE C, MC-04-23: TENNANT-GERA:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 10 single-family units and 6 multi-family units on 14.44 acres located at the Tennant Avenue and Church Street. (APN 817-04-008,009,010)

Recommendation: Discussion only/Take no action.

OTHER BUSINESS:

3. APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM, PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

- a) **MEASURE C, MC-04-04: DIANA-CHAN:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 91 single-family dwelling units on 34.4 acres at the south side of Diana Avenue east of Murphy Avenue and west of Hill Road. (APNs 728-18-012, 728-19-001,002,003, 728-20-037,038)
- b) **MEASURE C, MC-04-08: CENTRAL-DELCO:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 34 single-family dwelling units on 5.04 acres at the terminus of Calle Cerro at the southeast corner of Central Avenue and Butterfield Boulevard. (APN 726-22-051)
- c) **MEASURE C, MC-04-11: SAN PEDRO-DELCO:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 52 single-family dwelling units on 9.96 acres at north side of San Pedro Avenue south of the Walnut Grove shopping center. (APN 817-11-002)
- d) **MEASURE C, MC-04-12: E. DUNNE-DEMPSEY:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 78 single-family dwelling units on 14.97 acres on the south side of E. Dunne Avenue east of Butterfield Boulevard and west of San Benancio Way. (APN 817-11-046, 817-11-067)
- e) **MEASURE C, MC-04-13: BARRETT-ODISHOO:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 36 single-family residential dwellings units on 7.064 acres located at the south east corner of Barrett Avenue and Butterfield Boulevard. (APN 817-33-003)
- f) **MEASURE C, MC-04-14: CENTRAL-HU:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 39 single-family dwelling units on 7.5 acres located at the terminus of Calle Viento at the north east corner of Butterfield Boulevard and E. Central Avenue. (APN 726-26-004)
- g) **MEASURE C, MC-04-18: MONTEREY-VIOLA:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 38 single-family dwelling units on 3.44 acres located on the south side of Monterey Road and the north side of Del Monte Avenue. (APN 764-11-002,003)
- h) **MEASURE C, MC-04-19: E. MAIN-THRUST:** A request for Residential Development

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Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 35 single-family dwelling units on 9.67 acres located on the south side of E. Main Avenue east of Calle Mazatan and west of Grand Prix Way. (APN 726-16-028)

- i) **MEASURE C, MC-04-21: BARRETT-SYNCON HOMES:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 52 single-family dwelling units on 13.49 acres located on the north side of Barrett Avenue east of Butterfield Boulevard and west of San Ramon Drive. (APN 817-59-060 and 817-57-001)
- j) **MEASURE C, MC-04-22: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 256 multi-family dwellings on 15.77 acres located at the south east corner of Monterey Road and Cochrane Road. (APN 726-25-076 & 077)
- k) **MEASURE C, MC-04-24: COCHRANE-BORELLO III:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 60 single-family dwelling units in a project proposed for a build out of 226 single-family units on 39.54 acres located on the south side of Cochrane Road, across the street from Anderson Lake County Park. (APN 728-34-009)
- l) **MEASURE C, MC-04-25: COCHRANE-LUPINE:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of proposed 36 single-family units for Phases 4 and 5 of Alicante Estates on 16.82 acres located at the south east corner of Cochrane Road and Peet Road. (APN 728-34-022 and 728-34-002)
- m) **MEASURE C, MC-04-26: COCHRANE-MISSION RANCH:** A request for Residential Development Control System (Measure C) building allocations for Fiscal Year 2006-2007 and Fiscal Year 2007-2008. The project consists of 30 single-family units of Phases 10 and 11 of Mission Ranch on 11.15 acres located on Avenida de Los Paredes east of Mission View Drive and west of Peet Avenue. (APN 728-32-001,002,003 and 728-33-001)

Recommendation: No action required.

INFORMATIONAL ITEM:

- 4. **TENNANT STATION SAFEWAY LANDSCAPE IMPROVEMENTS:** Update on status of incomplete landscape improvements.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE JANUARY 18, 2005 MEETING:

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- MC-04-23: Tennant-Gera
- MC-04-04: Diana-Chan
- MC-04-08: Central-Delco
- MC-04-11: San Pedro-Delco
- MC-04-12: E. Dunne-Dempsey
- MC-04-13: Barrett-Odishoo
- MC-04-14: Central-Hu
- MC-04-18: Monterey-Viola
- MC-04-19: E. Main-Thrust
- MC-04-21: Barrett-Syncon Homes
- MC-04-22: Jarvis-South Valley Developers
- MC-04-24: Cochrane-Borello III
- MC-04-25: Cochrane-Lupine
- MC-04-26: Cochrane-Mission Ranch

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

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The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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